



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**Active**  
**R2990650**  
Board: V  
Apartment/Condo

**115 22277 122 AVENUE**

Maple Ridge  
West Central  
V2X 3X8

Residential Attached

**\$369,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$369,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-5</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,168.54</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>019-147-074</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 15, PLAN LMS1802, DISTRICT LOT 399, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **753**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **753 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **753 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1** # of Levels: **1**  
# of Rooms: **5**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Paradigm Management Inc.**  
Maint Fee: **\$467.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #: **604-229-8116**  
Council/Park Apprv?:

Locker: **Yes**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: Dogs:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	7'6" x 11'1"			x	1	Main	3	No
Main	Primary Bedroom	13' x 12'			x	2			
Below	Dining Room	11' x 11'			x	3			
Main	Living Room	15' x 13'			x	4			
Main	Laundry	8' x 5'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX City Realty**

**Court Order Sale, large one bedroom suite, ground floor suite, 2 parking spots. Ideal first time Buyer, close to shopping and transportation. Allow time for showings.**



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**Active**  
**R2970133**  
Board: V  
Apartment/Condo

**212 12075 EDGE STREET**

Maple Ridge  
East Central  
V2X 9E6

Residential Attached

**\$399,999** (LP)

(SP)



Sold Date: If new, GST/HST inc?:  
Meas. Type: Bedrooms: **1**  
Frontage(feet): Bathrooms: **1**  
Frontage(metres): Full Baths: **1**  
Depth / Size (ft.): Half Baths: **0**  
Sq. Footage: **0.00**  
Flood Plain: P.I.D.: **029-069-807**  
View: **No** :  
Complex / Subdiv:  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$430,000**  
Approx. Year Built: **2013**  
Age: **12**  
Zoning: **RM-2**  
Gross Taxes: **\$2,413.73**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **Yes**  
Tour:

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 19 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1223 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main): **650**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **650 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **650 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Units in Development:  
Exposure: **South**  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$353.82**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:  
Storeys in Building: **4**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?:

Locker:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	0'0 x 0'0			x	1	Main	4	No
Main	Dining Room	0'0 x 0'0			x	2			No
Main	Kitchen	0'0 x 0'0			x	3			No
Main	Primary Bedroom	0'0 x 0'0			x	4			No
Main	Den	0'0 x 0'0			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

**Welcome to this 1 bedroom + den condo, conveniently located close to all amenities. This well-designed unit features an open-concept layout, a spacious bedroom, and a versatile den—ideal for a home office. Kitchen with granite countertops and undermount sink. Enjoy your morning coffee on the private south facing balcony, and take advantage of the in-suite laundry for ultimate convenience. Located just steps from shopping, dining, public transit, and parks, this condo offers the perfect blend of comfort and accessibility. Whether you're a first-time buyer, down-sizer, or investor, this is an excellent opportunity. COURT ORDERED SALE - SOLD "AS IS WHERE IS."**



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**Active**  
**R3009446**  
Board: V  
Apartment/Condo

**302 11566 224 STREET**

Maple Ridge  
East Central  
V2X 9C9

Residential Attached

**\$459,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage: **0.00**  
Flood Plain:  
View: :  
Complex / Subdiv: **CASCADA**  
First Nation

If new,GST/HST inc?:  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

P.I.D.: **029-112-770**

Original Price: **\$459,000**  
Approx. Year Built: **2012**  
Age: **13**  
Zoning: **CRM**  
Gross Taxes: **\$2,327.70**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Fibreglass, Torch-On**

Reno. Year: **2024**  
Rain Screen:  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 19, PLAN EPS1095, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): **734**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **734 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **734 sq. ft.**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

Units in Development:  
Exposure: **North**  
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**  
Maint Fee: **\$475.79**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **35** Locker: **No**  
Storeys in Building: **4**  
Mgmt. Co's #: **604-821-2099**  
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'0 x 10'5			x	1	Main	5	No
Main	Dining Room	12'0 x 8'0			x	2			
Main	Kitchen	10'2 x 9'2			x	3			
Main	Primary Bedroom	17'3 x 9'3			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

**LIKE NEW~COMPLETELY RENOVATED! A 3rd floor beauty, 1bed 1bath condo @ upscale & boujee 'Cascada'! Luxury finishings, 9' ceilings, huge picture windows & extensive crown mouldings throughout. Bright spacious layout featuring great size living/dining? room, kitchen w/breakfast bar & pantry, quartz counters & s/s appliances. EXTRA LARGE Primary bedroom with an oversized closet complete with custom organizer.? Private balcony with a lush backdrop of trees. BRAND NEW hot water tank. Walking distance to Billy Miner Pub, the Wharf, shopping, parks, transit & WCE which gets you DOWNTOWN within an hour. Bonus: Rooftop entertaining terrace with the BEST VIEWS! RENTALS ALLOWED, PETS FRIENDLY & very well managed. Parking & Storage. Don't miss this one!**



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**Active**  
**R3003897**  
Board: V  
Apartment/Condo

**311 12207 224 STREET**

Maple Ridge  
West Central  
V2X 6B9

Residential Attached

**\$529,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$529,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1998</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,098.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>024-307-815</b>	Tax Inc. Utilities?:
View: <b>:</b>		Tour:
Complex / Subdiv: <b>THE EVERGREEN</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **STRATA LOT 31, PLAN LMS3721, DISTRICT LOT 399, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences:  
Features:

Finished Floor (Main): **1,290**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,290 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,290 sq. ft.**

Units in Development: **48** Tot Units in Strata: **48** Locker: **Yes**  
Exposure: Stores in Building: **4**  
Mgmt. Co's Name: **Profile Properties** Mgmt. Co's #: **604-464-7548**  
Maint Fee: **\$681.64** Council/Park Apprv?:  
Maint Fee Includes: **Gardening, Gas, Management, Snow removal**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** **# of Rooms: 6**

Bylaws Restrictions: **Pets Allowed w/Rest.** # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 14'			x	1	Main	4	Yes
Main	Dining Room	12' x 10'			x	2	Main	4	No
Main	Kitchen	9' x 8'			x	3			
Main	Primary Bedroom	13' x 11'			x	4			
Main	Bedroom	11' x 9'5			x	5			
Main	Other	19' x 11'			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

**Very spacious, 1,290 sq ft., corner unit in 'The Evergreen'. The suite features 2 bedrooms, 2 baths, in suite laundry, a large bonus room, gas fireplace and all wheelchair accessible. The outstanding location is an easy walk from the Seniors Center, shops, parks and restaurants. Contact your realtor for more information.**